



Arborist Report

April 23, 2019

Prepared for:

Tim Lenihan/Kirk Christianson
Modern Den, LLC
6851 40th Ave NE
Seattle, Wa 98115

Prepared by:

Seattle Tree Consulting
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Introduction

Modern Den, LLC is in the process of developing the address on the cover page. The lot has been divided into two parcels with an undisturbed protected area in between the new properties. The following report and inventory concerns only the trees on the west parcel with frontage on 39th Ave NE.

Discussion

There are 14 significant trees on or adjacent to the lot and one of the trees is considered Exceptional according to The City of Seattle's Director's Rule. Eight of the trees will need to be removed to accommodate the proposed construction project, including the Exceptional tree, which is a domestic apple in good condition with a cumulative DBH of 23". The trees that are being retained should be protected with temporary fencing at their drip lines and signage that alerts foot traffic that the fencing designates a Tree Protection Area. The fencing will prevent compaction in the CRZ's (Critical Root Zones) of the trees and also prevent workers from being able to stage construction materials or debris near the trees, increasing the risk of compaction and mechanical damage. The fencing should be installed prior to any construction related activities. In cases where work must occur within a small percentage of a tree's CRZ, excavation should be undertaken with hand tools, working toward the tree, and all roots over 1" that are encountered should be excavated carefully and clean cut with a sharp saw so that they bifurcate and continue to grow.

The trees on the lot are a mix of conifers and deciduous. A few natives are growing amongst a selection of exotic trees. None of the trees on the site qualifies as a large, mature specimen. There are numerous understory shrubs and herbaceous plants beneath the canopy.

The numbers in the Tree Inventory correspond to a numbered map that I have provided to the client.

Tree Inventory

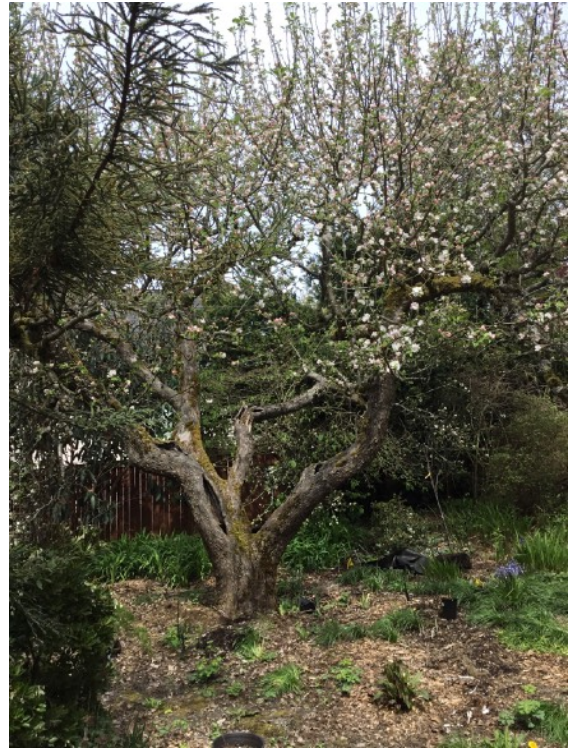
DBH-Diameter at Breast Height (DBH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance

Condition Ratings

- 1-Natural structure with good proportions, expected amounts of vigor and deadwood, sound attachments, pedestal in good condition, and adequate root zone
- 2-Acceptable overall structure but in need of minor pruning or cabling to enhance health and safety threshold
- 3-Declining specimen in need of serious corrective work and support or a potential candidate for removal
- 4-Tree is at a critical point and must be reduced to a safe habitat snag or removed

- 1. Green Leaf Plum. *Prunus sp.* DBH-10.5". Condition-2. **Remove**
- 2. Apple. *Malus sp.* 23" DBH. DLR-13'. Condition-2. **Remove/Exceptional Tree**
- 3. Oriental Spruce. *Picea orientalis*. DBH-8". DLR-10'. Condition-1. **Remove**
- 4. Japanese Maple. *Acer palmatum*. DBH-6". DLR-6'. Condition-1. **Retain**
- 5. Flowering Plum. *Prunus cerasifera*. DBH-6". DLR-13'. Condition-1/2. This tree is in the undisturbed area east of the site and should be protected during construction. **Retain**
- 6. Flowering Plum. *Prunus cerasifera*. DBH-8". DLR-7'. Condition-1/2. This tree is in the undisturbed area east of the site and should be protected during construction. **Retain**
- 7. Noble Fir. *Abies procera*. DBH-8". DLR-4'. Condition-1. **Remove**
- 8. Maple. *Acer*. DBH-22". DLR-20'. Condition-1. Southern parking strip tree on 39th Ave NE. **SDOT/Retain**
- 9. Dogwood. *Cornus*. DBH-6". Condition-2. Wisteria-choked. **SDOT/Retain**
- 10. Incense Cedar. *Calocedrus decurrens*. DBH-10". DLR-7'. Condition-2/3. Topped. **Remove**
- 11. Weeping Japanese Maple. *Acer palmatum* 'pendula'. Caliper-5". DLR-6'. Condition-1. **Remove**
- 12. Incense Cedar. *Calocedrus decurrens*. DBH-10". DLR-7'. Condition-2/3. Topped. **Remove**
- 13. Western Hemlock. *Tsuga heterophylla*. DBH-7". DLR-3'. Condition-4. This tree is the easternmost in a row of 9 hedged hemlock that are mostly insignificant trees. The row of trees extends all the way to the corner. **Remove**
- 14. Western Hazelnut. *Corylus cornuta*. DBH-large multi-stemmed shrub. DLR-10'. 25' tall. Condition-1. Nice specimen of native cane-growing shrub. **Retain**

Photos of the Site



Trees #1 and #2 above, #3 and the street trees below





Tree #11



Trees #10, and #12



Tree #7 with the hedged
row of Hemlocks in the
background

Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

Loss or alteration of any of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.

project team

owner
TIM LENIHAN
6851 40th Ave NE
SEATTLE, WA 98115

structural engineer
DAMON FLEMMING, PE
GROUND-STRUCTURAL SOLUTIONS, INC.
6628 242TH ST SW, STE 205
LYNNWOOD, WA, 98036
(425) 778-1023

architect
KIRK R. CHRISTIANSON, AIA
CONFLUX ARCHITECTURE INC.
8901B ROOSEVELT WAY NE
SEATTLE, WA 98115
(206) 523-4414

surveyor
EVAN M. WAHLSTROM
P.O. BOX 5137,
TACOMA, WA, 98415-0137
(253) 627-2070

property address

6846 39th AVE NE,
SEATTLE, WA, 98115

tax account #:

#7974200781

legal description

PROPOSED LEGAL DESCRIPTIONS:

LOT 1:
PARCEL . OF LBA 3033117
THE WEST HALF THE SOUTH 60 FEET, OF THE NORTH 125 FEET,
OF THE EAST 205.62 FEET OF TRACT 29 OF SUBDIVISION OF SW
QUARTER AND W 1/2 OF SE 1/2, SECTION 3, TOWNSHIP 25
NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON.

OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
ZONE	S.F. 5000
LOT SIZE =	6,163.00 S.F.

23.44.008 TREE PRESERVATION CALC:
6,163.00 S.F. / 1,000 = 6 x 2
~ 12 CALIPER INCHES REQUIRED
PRESERVE (12) CALIPER INCHES

IMPERVIOUS SURFACES:

1. BUILDING FOOTPRINT (INCLUDES OVERHANGS, PORCH & DECK)
 2. PROPOSED PARKING
 3. PROPOSED WALKWAY
- TOTAL

23.44.010 PROPOSED LOT COVERAGE
PROPOSED HOUSE 1,998.00 S.F.
COVERED PORCH 149.00 S.F.
TOTAL 2,147.00 S.F.

LOT COVERAGE CALC:
35% OF 6,163.00 = 2,157.05 SF
TOTAL LOT COVERAGE ALLOWED 2,157.05 S.F.
TOTAL LOT COVERAGE PROPOSED 2,147.00 S.F.

23.44.012 HEIGHT LIMIT
30'-0" MAX BASE HEIGHT PER. 23.44.012
35'-0" MAX PEAK ELEVATION

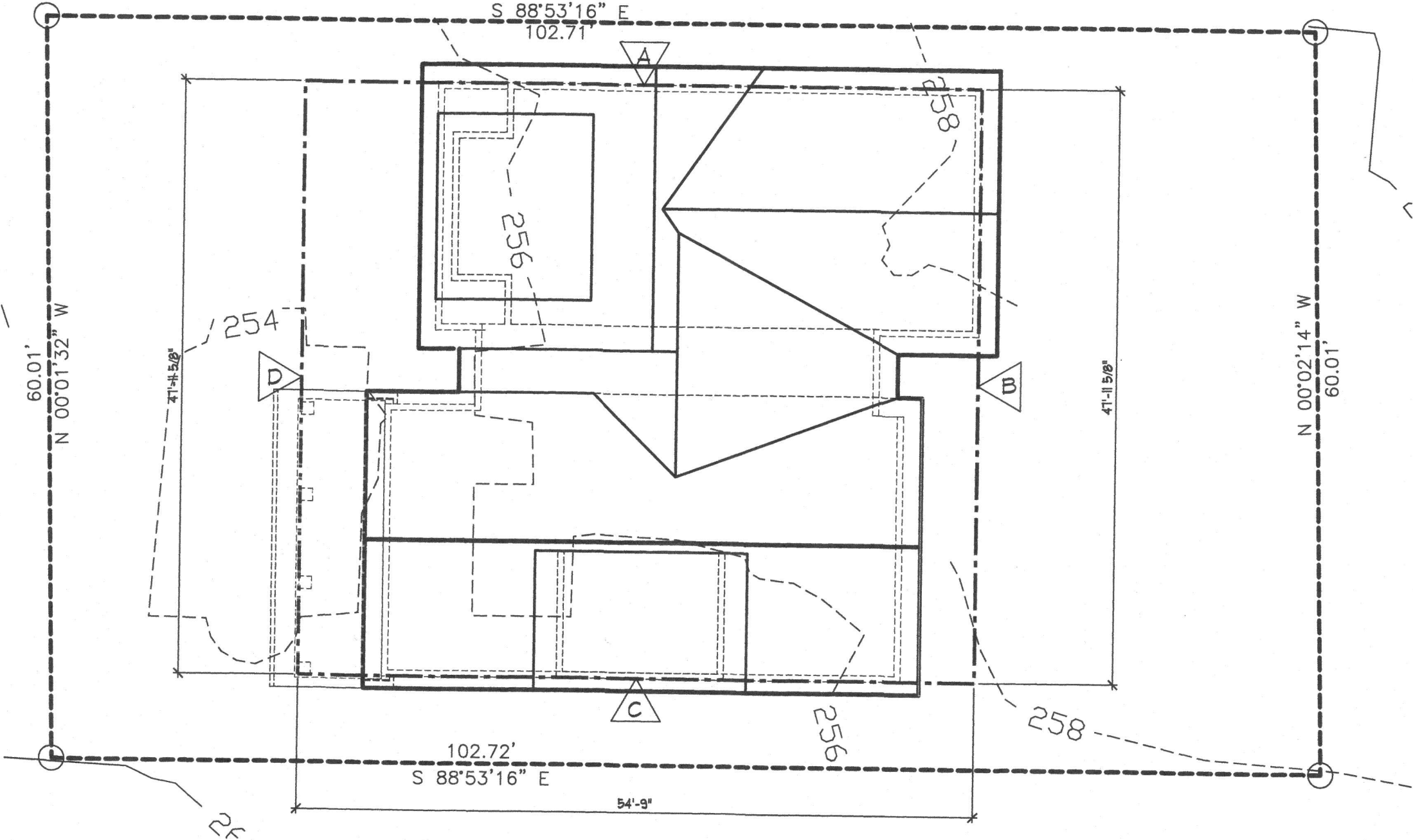
23.44.014 YARDS
FRONT: 20' OR AVG. OF ADJ. FRONT YARD (23.86.010A)
~ 20' PROVIDED
REAR: 25' OR 20% OF LOT DEPTH (10' MIN)
102.71' x 20% = 20.54' REQUIRED
~ 26'-11" PROVIDED
SIDE 5' MIN. REQUIRED
~ 5' AT THE NORTH, AND 7' AT SOUTH SIDE YARDS PROVIDED

DPD COVER SHEET
CSC POST CONSTRUCTION SOIL PLAN
DWC DRAINAGE CONTROL PLAN
SURVEY
SP-1 PROJECT DATA / SITE PLAN / AVERAGE GRADE CALCULATIONS
A-1 ELEVATIONS
A-2 ELEVATIONS / WINDOW SCHEDULE
A-3 FLOOR PLAN / NOTES
A-4 PLAN NOTES / ROOF VENT CALC
A-5 DETAILS
A-6 FENESTRATION AND ENERGY NOTES
S-1 STRUCTURAL - GENERAL NOTES
S-2 STRUCTURAL - FRAMING DETAILS
S-3 STRUCTURAL - FOUNDATION PLAN & DETAILS
S-4 STRUCTURAL - FRAMING FLOOR PLANS & ROOF FRAMING PLAN

- SITE NOTES:
1. SEE SURVEY FOR EXISTING BUILDING AND SITE INFO.
 2. REMOVE EXISTING STRUCTURES, FENCES, PLANTS, & TREES THAT OBSTRUCT NEW CONSTRUCTION.
 3. CONSTRUCTION BEYOND PROPERTY LINE SHALL BE CONSTRUCTED IN COMPLIANCE W/ S.R.C. R311.5.
 4. ANY CONSTRUCTION IN R.O.W. TO BE UNDER SEPARATE SDOT PERMIT.
 5. DRAIN LINES FORM THE DOWNSPOUT CONNECTIONS TO THE APPROVED DISCHARGE POINT, THE COMBINED SEWER.
 6. NOTE THAT ALL DRAIN LINES MUST BE "P" TRAPPED OR FLOW THROUGH A CATCH BASIN WITH A DOWN TURNED 90 DEGREE BEND ON THE OUTLET PRIOR TO CONNECTION TO THE EXISTING COMBINED SEWER.
 7. CONNECT OVERFLOW TO COMBINED SEWER.
 8. FOOTING DRAINS, IF INSTALLED, AND OTHER DRAINS COLLECTING SUBSURFACE WATER ROUTED THROUGH A CATCH BASIN TO REMOVE SUSPENDED SOLIDS PRIOR TO DISCHARGE.
 9. EXISTING SIDE SEWER PE EVALUATION AND CERTIFICATION REQUIRED PRIOR TO REUSE OF THE EXISTING SIDE SEWER.
 10. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM RESIDENTIALLY ZONED LOTS. THE DIRECTOR MAY REQUIRE THAT THE INTENSITY OF ILLUMINATION BE LIMITED AND THAT THE LOCATION OF THE LIGHTING BE CHANGED. PER SMC 23.44.008.H

TO PASS THE FIRST GROUND DISTURBANCE SITE INSPECTION, THE APPLICANT MUST PROPERLY INSTALL THE REQUIRED TREE PROTECTION AREA SIGN(S) ON THE REQUIRED TREE PROTECTION FENCE(S), OR OTHER APPROVED TREE PROTECTION MEASURES. PLEASE DOWNLOAD, PRINT, AND LAMINATE (OR PRINT ON WATERPROOF PAPER) THE TWO-SIDED TREE PROTECTION AREA SIGN AVAILABLE HERE:
[HTTP://WWW.SEATTLE.GOV/DPD/CSGROUPS/PAW/PAWDOCUMENTS/WEB_INFORMATIONAL/P2601202.PDF](http://www.seattle.gov/dpd/csgroups/paw/pawdocuments/web_informational/P2601202.PDF).

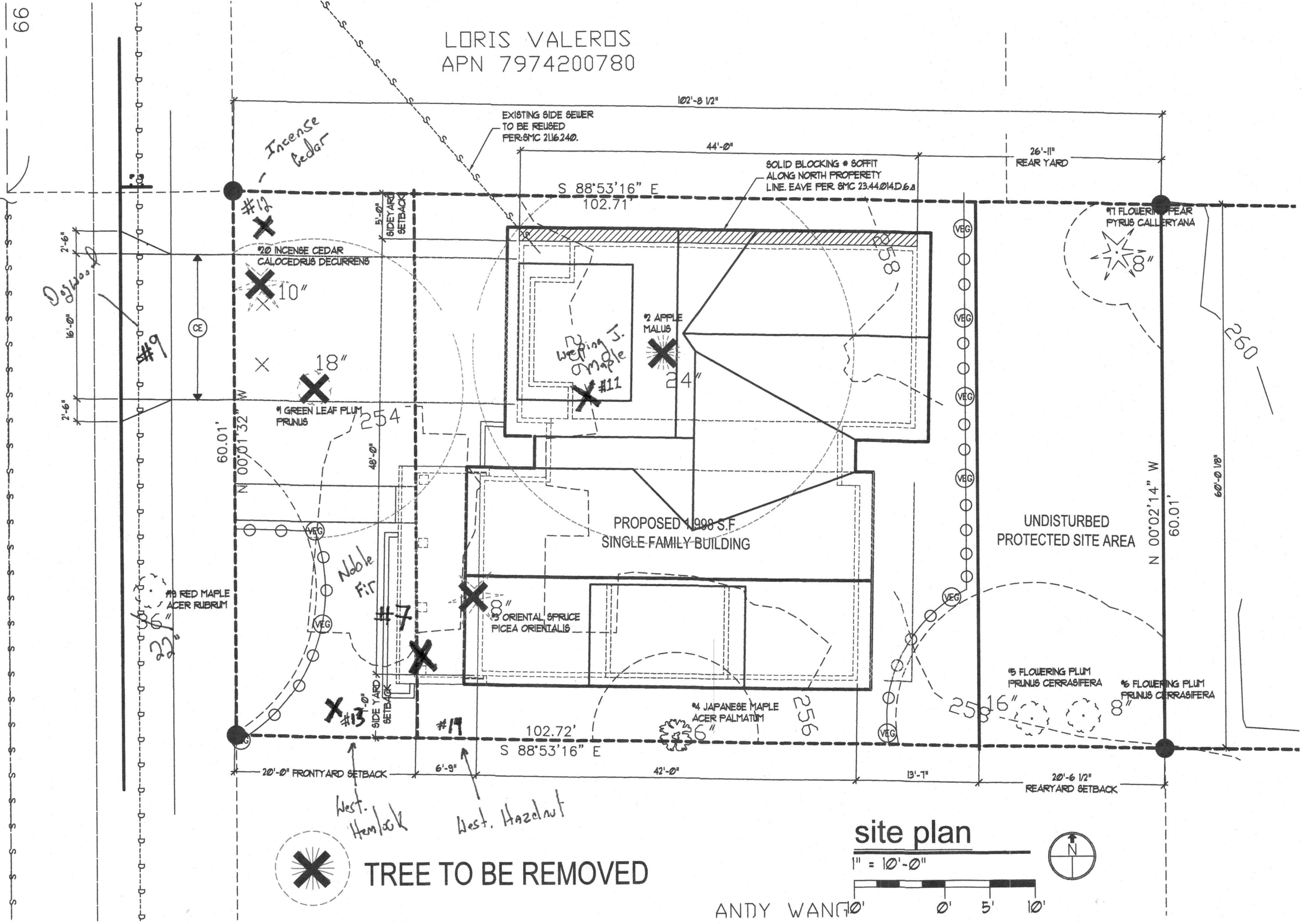
wall segment length		wall segment elev.		
Mark	Length	Mark	Elev.	
a	54.75	A	255.08	(axA) = 13965.63
b	47.97	B	254.76	(bxB) = 12220.84
c	54.75	C	255.00	(cxC) = 13961.25
d	47.97	D	257.83	(dxD) = 12368.11
				52515.82 Total
AVERAGE GRADE LEVEL				205.44 Total Wall Distance
(length of wall) x (midpoint elevation)				255.63 Average Grade
(total length of wall segments)				30 Building Height
				285.63 Wall Height Limit
				5.00 Roof Height
				290.63 Overall height limit
(a x A) + (b x B) + (c x C) + (d x D)				52515.82
A + B + C + D				205.44
				255.63
		"a" length: 54.75		
		"A" Elev.: 255.08		
"d" length: 47.97		"b" length: 47.97		
"D" Elev.: 257.83		"B" Elev.: 254.76		
		"c" length: 54.75		
		"C" Elev.: 255.00		



avg. grade calc

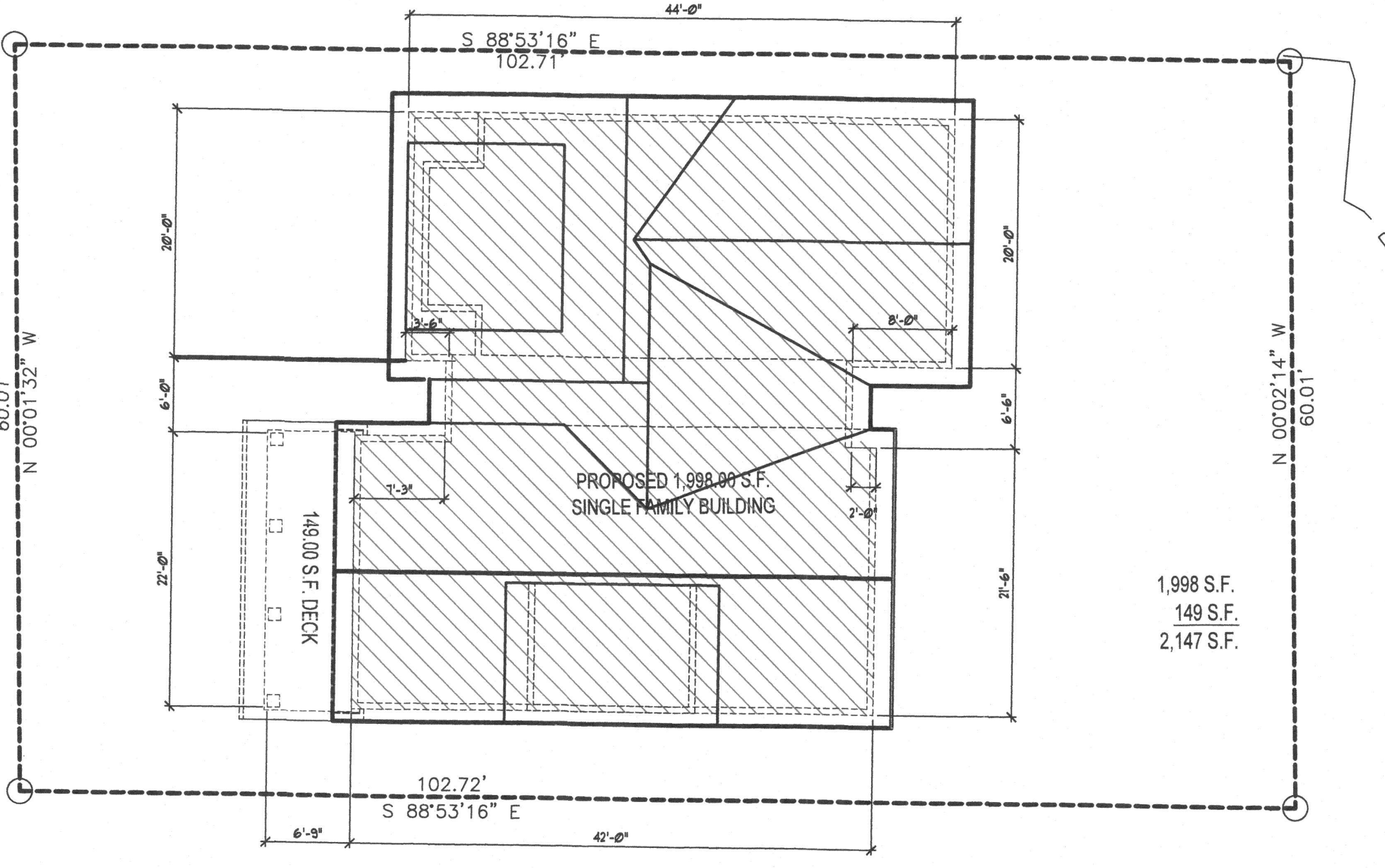
1" = 10'-0"

39TH AVE NE



TREE TO BE REMOVED

ANDY WANG



lot coverage calc

1" = 10'-0"

REGISTERED ARCHITECT
KIRK R. CHRISTIANSON
STATE OF WASHINGTON

Date: 11/XX/18
Revision:

conflux architecture, inc.
8901 B roosevelt way ne seattle, washington 98115
206-523-4414

site plan

Proposed Single Family Residence for:
TIM LENIHAN
Modern Den LLC
6846 39th Ave. N.E.
Seattle, WA, 98115

18015

SP-1

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